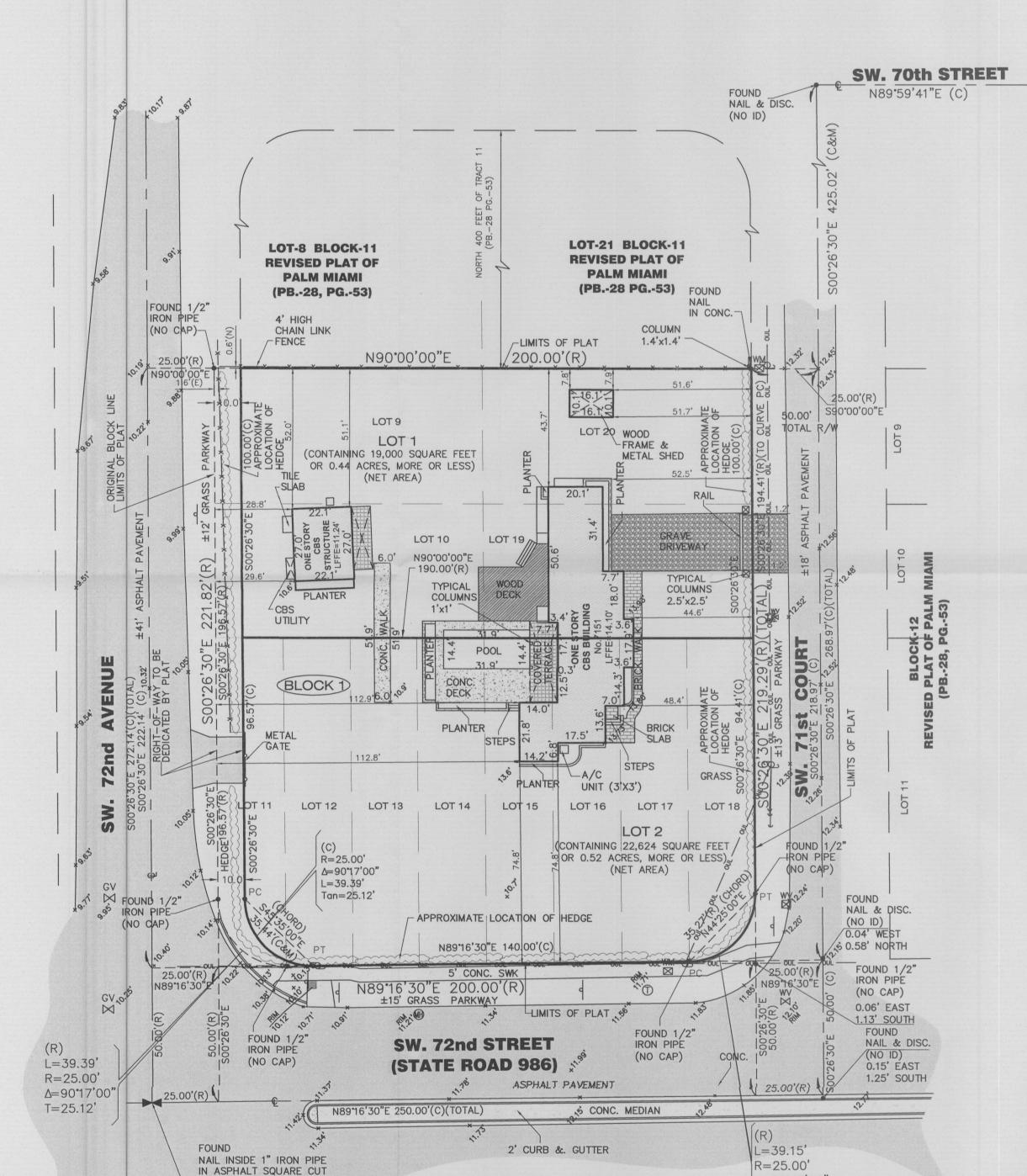
IMPORTANT NOTICE TO APPLICANT:  Make check for the total Processing Fee Paya to: Board of County Commissioners.	FOR Oh CIAL USE ONLY:
Number of Sites : ( 1)	Agenda Date: 2-19-16
FEES: P.W.W.M	Tentative No.: T- 22982-6-EXT- NZ
Plus \$10.90 per site in excess of 6 sites	Received Date: 2-9-16
PRINT \$2,082.00	1,000/100 Dato.
Concurrency Review Fee (*6.00% of Sub-Total) \$124.92 *	Not applicable within Municipalities
MOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92	<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY
APPLICATION FOR PLAT OF SUBD	IVISION DEVELOPMENT
Municipality: UNICORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 5	4_S. Rge.: _40_E. / Sec.: Twp.:S. Rge.: E.
1. Name of Proposed Subdivision: Be Silver	
2. Owner's Name: William J. Real	Phone: 305 - 582 - 94 94
Address: 7120 SW 71 CT city: Mian	1 State: FL Zip Code: 33143
Owner's Email Address: Wreal & Civic Construction	
	Phone: 305-266-1188
Address: 1985 NW 88th Ct. #201 City: Doral	
Surveyor's Email Address: ahadad@hadonne.com	
4. Folio No(s).: 30-4026-013-0610 /	1
Legal Description of Parent Tract: See Attached Exhibit "A"	
5. Legal Description of Parent Tract.	
6. Street boundaries: Sunset Dr. & SW 71 Avenue	
7. Present Zoning: EUM Zoning Hearing No.:	
9. Dranged use of Property:	
Single Family Res.( _ 2 Units), Duplex( Units), Apartments( Business( Sq. Ft. ), Office( Sq. Ft.), Restaurant(	Units), Industrial/Warehouse( Square .Ft.), _Sq. Ft. & No. Seats), Other ( Sq. Ft. & No. of Units)
NOTE: List all plat restrictions zoning conditions or any other declaration, relative that I am the owner of the parcel(s) described in Item 5 and that the information belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I aguititle to determine accurate ownership information.	n contained in this application is true and correct to the best of my knowledge and
Furthermore, I am aware that the use of a public water supply and/or public sewer system may be re for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.	without for this development lifes required a recognize that engineering drawings
for the extension of these duffices must be approved by the appropriate dumy strategy and by the second strategy and the second strategy and second strategy are second strategy and second strategy and second strategy and second strategy are second strategy and second strategy and second strategy are second strategy are second strategy and second strategy are second strategy are second strategy and second strategy are seco	A. prior to the approval of the final plat,
Pursuant to Florida Statutes 837.06, whoever knowingly makes a raise statement in writing w	ith the intent to mislead a public servant in the performance of his or her duty
shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.	ith the intent to mislead a public servant in the performance of his or her duty
STATE OF FLORIDA)  SS:  Signature	of Owner:
STATE OF FLORIDA)	of Owner:
STATE OF FLORIDA)  SS:  Signature	of Owner:
STATE OF FLORIDA)  SS:  COUNTY OF MIAMI-DADE)  BEFORE ME, personally appeared William TRAL  acknowledged to and before me that (he/she) executed the same for as identification and who did (not) to the same for the	of Owner:
STATE OF FLORIDA)  SS:  Signature  COUNTY OF MIAMI-DADE)  BEFORE ME, personally appeared  acknowledged to and before me that (he/she) executed the same for as identification and who did (not) to with the county and State last aforesaid the signature of the same for a signature of the same for the county and State last aforesaid the signature of the same for signature of the same for the same	of Owner:
STATE OF FLORIDA)  SS:  Signature  COUNTY OF MIAMI-DADE)  BEFORE ME, personally appeared William J. Real  acknowledged to and before me that (he/she) executed the same for as identification and who did (not) to with the county and State last aforesaid the signature of the county and State last aforesaid the sydden and seal in the County and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county and State last aforesaid the signature of the county aforest the coun	of Owner:  Title here):
STATE OF FLORIDA)  SS:  Signature  COUNTY OF MIAMI-DADE)  BEFORE ME, personally appeared  acknowledged to and before me that (he/she) executed the same for as identification and who did (not) to with the county and State last aforesaid the signature of the same for a signature of the same for the county and State last aforesaid the signature of the same for signature of the same for the same	of Owner:

# TENTATIVE PLAT OF BE SILVER / BOUNDARY SURVEY

LOTS 9 THRU 20, INCLUSIVE, IN BLOCK 11 OF PALM-MIAMI IN THE NW. 1/4, OF THE SE. 1/4, IN SECTION 26, TONWSHIP 54 SOUTH, RANGE 40 EAST, RECORDED IN PLAT BOOK 28, PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Δ=89°43'00"

T=24.88'



SOUTH 1/4 CORNER OF SECTION

26-54-40





### SURVEYOR'S NOTES:

### SECTION 1) DATE OF FIELD SURVEY:

The date of completion of original field Survey was on June 04, 2008. The date of completion of original Update Survey was on April 01, 2015.

# **SECTION 2) LEGAL DESCRIPTION:**

### PARENT TRACT:

Lots 9 through 20, inclusive, in Block 11 of "REVISED PLAT OF PALM-MIAMI", according to the Plat thereof, as recorded in Plat Book 28, at Page 53 of the Public Records of Miami-Dade County, Florida.

#### Also Known As

Tract 11, less the North 400 feet of "AMENDED PLAT OF PORTION PALM-MIAMI", according to the Plat thereof, as recorded in Plat Book 31, at Page 35 of the Public Records of Miami-Dade County, Florida.

### **SECTION 3) PROPERTY INFORMATION:**

Property Address: 7151 Sunset Dr., Miami, Florida, 33143. Folio Number: 30-4026-013-0610

# SECTION 4) ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

Elevations of well identified feactures as depicted on the Survey Map were measured to an estimated vertical positional accuracy of 1/100 of a foot on hardscape surfaces and 1/10 of a foot on ground surfaces

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals 30 feet or smaller.

# **SECTION 5) SOURCES OF DATA:**

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of SW. 72nd Street with an assumed bearing of N89°16'30"E, said line is being considered a well monumented line.

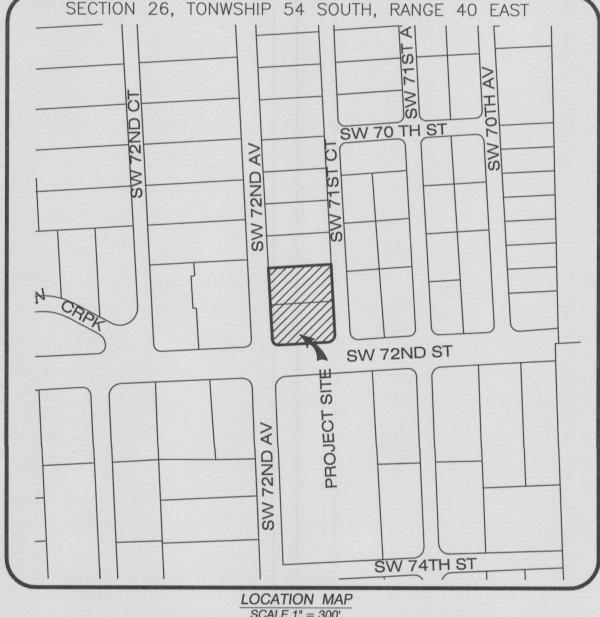
This property appears to be located in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120635, Map No. 0260, Suffix J, Effective Date: March 02, 1994.

Legal Description furnished by client.

Plat of "PALM MIAMI", according to the Plat thereof as recorded in Plat Book 28 at Page 53 of the Public Records of Miami-Dade County, Florida.

Elevations are based upon the National Geodetic Vertical Datum 1929 as per Miami-Dade Public Work Department Benchmark P-4025 located at SW.72 Street and SW. 72 Avenue. Said Benchmark has an Elevation of 10.10 feet.

The subject property falls within Miami-Dade County Flood Criteria 8.0 feet, more or less, as depicted on "AMENDED PLAT OF CRITERIA MAP", recorded in Plat Book 120, Page 13, Public Records of Miami-Dade County, Florida.



SCALE 1" = 300' A PORTION OF THE NW. 1/4, OF THE SE. 1/4 OF SECTION 26, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

#### **SECTION 6) LIMITATIONS:**

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear on public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

#### **SECTION 7) CLIENT INFORMATION:**

This Boundary, Topographic Survey and Waiver of Plat was prepared at the insistence of and certified to:

#### PEDRO GONZALEZ 7055 Sunset Drive

Miami, Florida, 33143-4326

### **SECTION 8) PROJECT CONTACT INFORMATION:**

HADONNE CORP. Attention: MARIELA ALVAREZ 1985 NW 88th Court, Suite 201 Doral, Florida, 33172 Phone No.: +1 (305)266-1188 E-mail: mariela@hadonne.com

# SECTION 9) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company TELEPHONE: AT&T, Inc. POTABLE WATER: Miami-Dade Water & Sewer Department

SANITARY SEWER: The Subject Sites to be served by Septic Tank systems.

# **SECTION 9) DEVELOPMENT INFORMATION:**

1. NUMBER OF PARCELS: 2 2. PROPOSED USE OF PARCELS: 2 Single Family Residences (One Residence per parcel)

# SECTION 10) SURVEYOR'S CERTIFICATE:

3. PROPOSED ZONING: EU-M with One SUR

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP, a Florida corporation Florida) Certificate of Authorization Number LB7097 2/23/16 Abraham Hadad, PSM Registered Surveyor and Mapper LS6006 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

eld Book: FIELD RAWN BY: AH

RI QA/QC BY: AH

08086

#### BE SILVER

TENTATIVE PLAT NO. 22982-7-COR.  Sec. 26 Twp. 54 Rge. 40
Municipality: MIAMI-DADE
Zoned: EU-M
RECOMMENDS APPROVAL Date. Regulatory and Economic Resources Dept (Platting)
RECOMMENDS APPROVAL  Date. Regulatory and Economic Resources Dept (Zoning)

- Recommends approval subject to the requirements checked below:
- The Tentative Plat recommended approval is <u>valid for 9 months</u> from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- Concurrency capacity reservation is valid until Now if tentative plat is kept active.
- Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works, Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.IR.M. for Miami Dade County Florida Community # 125098.
- Property owner/ Developer must provide the needed improvements within the right-of-way.
- For the removal of any tree a permit is required.
- Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.
- Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).
- Existing power poles and anchors that interfere or do not comply with the horizontal clearance requirements as per Florida Green Book, shall be removed or relocated at owner's expense.

- Florida Department of Transportation approval required prior to final plat review. See attached FDOT memorandum for additional concerns and requirements. Contact Cristina Kinman at (305) 470-5489 for details.
- All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.
- Any existing structure, including fences on proposed public rightof-way must be removed prior to Final Plat review. An up-dated survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.
- ☑ Decorative wall plan required along SW 72<sup>nd</sup>
  Avenue. Lot lines along SW 72<sup>nd</sup> Avenue and SW 72<sup>nd</sup> Street to be shown as a limited access line on the final plat.
- See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- School Board approval required prior to final plat review.
- MDWASD approval required prior to final plat review.
- See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- One (1) SUR required prior to Final Plat review. Proper notation on the final plat is required.
- Note: Release of permits for models is contingent to the submittal of the required SUR. Zoning Division approval is required.
- Final Mylar(s) plus five (5) prints.
- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Processing fee for Permanent Reference Monument Verification.
- Water Control Division approval after final plat submittal. (DRER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD, 68-69).
- State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://www.miamidade.gov/platstatus)

